



PLANNING & ZONING COMMISSION

STAFF REPORT

July 17, 2018



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**Applicant:** Shane Nuhanovic (developer William Raun)

**Request:** Site Plan approval for the construction of an 8,736 square foot diesel repair shop and associated business office known as Brother's Towing and Recovery

**Legal Description:** Part of the SE ¼ of the NE ¼ of Section 20 in Cleona Township

**General Location:** 22658 20<sup>th</sup> Avenue

**Existing Zoning:** Commercial-Light Industrial (C-2)

**Surrounding Zoning:**

- North:** Commercial-Light Industrial (C-2)
- South:** Interstate 80
- East:** Commercial-Light Industrial (C-2)
- West:** Commercial-Light Industrial (C-2)

**GENERAL COMMENTS:** In accordance with Section 6-25 of the Scott County Zoning Ordinance, approval of a site plan is required by the Planning and Zoning Commission for new developments, substantial improvements to existing developments, as well as change in use or re-occupancy of existing developments. A site plan review affords the Commission the chance to ensure that minimum County development standards are met.

**STAFF REVIEW:** Site plan approval by the Planning and Zoning Commission will allow for this new commercial-light industrial development, and allow the Commission to review the required site improvements related to off-street parking and circulation areas. In accordance with the off-street parking requirements, the 8,736 square foot repair shop and office must provide one (1) parking space per every 750 square feet which would require a minimum of twelve (12) parking spaces, with one of those stalls reserved for handicapped accessibility. County off-street parking requirements are that all parking and circulation areas are to be hard surfaced, and that all required parking stalls are to be striped. The stalls, including the handicapped stall, will need to be striped.

In accordance with Site Plan Review policies, the County Engineer and the County Health Department were notified of this request for review and comment. The County Engineer did not forward any comments or concerns. The Health Department had the following comments regarding the septic systems:

The current residence on this property has a failing septic system which must be addressed prior to the home being occupied. This system was found to be in failure in December of 2017 and a new system has yet to be installed. Also, the proposed repair



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shop would require a septic system designed by an engineer. This septic system would only be able to serve the proposed office, the bays and any floor drains would need to be discharged into an appropriately sized septic tank and pumped out and disposed of properly.

Staff would direct the developer to consult with the Health Department regarding septic system design and usage prior to occupancy of the existing dwelling and construction of the new building.

The adjacent property owners have been notified. Staff has not, as of yet, received any calls or comments.

**RECOMMENDATION:** Staff recommends that the Site Plan be approved for the construction of an 8,736 square foot diesel repair shop and associated business office with the following conditions:

1. The parking and circulation areas be hard surfaced in accordance with the County Engineer's requirements within one paving season of the occupancy of the building;
2. Any corrections to the existing failing septic system for the dwelling be made prior to occupancy;
3. Septic systems for the repair shop and office be reviewed and approved by the County Health Department prior to construction.

Submitted by:  
Timothy Huey, Director  
July 12, 2018